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~~August 27, 2007~~ Revised January 30, 2008

Chief David Nissen
San Diego Rural Fire Protection District
14145 Highway 94
Jamul, CA 91935

Subject: Revised - Fire Protection Plan-Short Form for Shorees Minor Subdivision, TPM 21054,
APN 513-0703-14

This letter is written in response to a request from the San Diego Rural Fire Protection District and the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address:

- location
- topography
- geology
- flammable vegetation and
- climate

along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

Background Information

The proposed project is a Tentative Parcel Map to subdivide a 13.16 acre lot into four parcels ranging from 2.35 gross acres to 5.93 gross acres. There is an existing residence on parcel 4 that is proposed to remain. The project is located in the Crest-Dehesa Community Planning Area. The project is located on the north side of Dehesa Road approximately 1000 feet west of the intersection with Sycuan Road.

Access will be provided by private driveways from Dehesa Road to individual proposed parcels. Water will be provided by the Padre Dam Municipal Water District. Fuel modification will be contained within the project site for proposed parcels 1, 2, and 3. The existing residence to remain on Parcel 4 has fuel modification that extends off-site, however it is a pre-existing condition and revisions to the map would not remedy this situation due to existing home location in relation to the property line.

The project is located on the Alpine 7.5 minute quadrangle, Township 16 South, Range 1 East. The project elevation ranges from approximately 668 feet in the southwest corner to 890 feet above mean sea level in the northeast corner. The property is part of a generally east/west trending ridge and is a steep slope with a southwesterly aspect.

The site is surrounded by rural residential development on the west and east sides, Sycuan Indian Reservation and Casino to the south of Dehesa Road and undeveloped land to the north.

The majority of the site is composed of non-native grassland and coastal sage scrub. A portion of the open space is proposed to be retained as open space to the north of and higher elevation than the new proposed pads.

Average yearly rainfall is approximately 18 inches per year with a wet season spanning part of October through March and a dry season spanning April through early October (www.noaa.gov).

Fire Related Issues

1. **Water Supply.** Water is provided by the Padre Dam Municipal Water District.
 - a. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs at intervals based on parcel size and Consolidated Fire Code (July 2007), Table 903.4.2.B since the homes are required to have life safety sprinklers in conformance with the Consolidated Fire Code. Minimum fire flow required in the mains in the Wildland-Urban Interface is 2500 GPM.
2. **Fire Access Roads.**

Access for proposed Parcels 1-3, is provided by private driveways from Dehesa Road. The specifications for the driveways are discussed below. Access for Parcel 4 is from an existing private road. This parcel contains the existing residence onsite that is proposed to be retained. The private road is the existing access for Parcel 4 and the only proposed access. The private road provides access to three existing residences including the one on proposed Parcel 4. Although the existing private road is not improved to current standards for access to more than 2 parcels, this is an existing condition that is not being changed as a result of the proposed project. The three new parcels will not take access from the private road. In a meeting with Chief Nissen of the San Diego Rural Fire Department on December 17th, 2007 Chief Nissen concurred that the existing access to Proposed Parcel 4 was adequate and

does not need improvement. Additionally there is an existing fire truck turn around located on proposed Parcel 4.

Dead Ends:

- a. The driveway for Parcel 1 exceeds 150 feet in length. A fire truck turnaround is provided on the pad (See preliminary grading plan).

Width:

- a. The proposed single-family residential driveway shall have a minimum improved width of sixteen feet (16').
- b. All fire access roads including driveways must be improved with an approved surface to provide an all-weather driving capabilities suitable for travel by a 50,000 lb. fire apparatus.

Grade:

- a. Dehesa Road is constructed at a grade of +/- 5%. This is in conformance with code requirements.
- b. The grade of driveways for the proposed homes is less than 10%. The steepest grade is proposed at 9.8% for Parcel 1.

Surface:

- a. Dehesa Road is currently improved with Asphaltic concrete.
- b. The proposed driveways shall be paved surface of Asphaltic concrete in conformance with the Code Amendment to Section 902.2.2.2 in the Consolidated Fire Code.

Maintenance:

- a. The ultimate responsibility for conformance regarding on-going maintenance of driveways lies with the landowner as identified on the County Tax Assessor records. Maintenance will be funded by the property owner and monitored by the San Diego Rural Fire Protection District. Failure to maintain in compliance with fire codes subjects owners to potential fines and enforced abatement by the District or the County, with charges, including administrative costs and penalties, lien against the property.

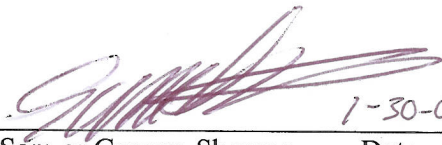
3. **Building fire-resistance and ignition:** Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
4. **Fire Protection Systems:** All new dwellings and attached garages shall have residential fire sprinklers in accordance with National Fire Protection Association Standard 13-D, 1996 edition, in conformance with the amended Section 1003.2.12 of the Consolidated Fire Code.
5. **Fire Protection Equipment:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
6. **Defensible Space:** A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per the Consolidated Fire Code Appendix II-A Section

16 and 17 unless adjacent to existing development (Parcels 1 and 3). All fire clearing will occur onsite with the exception of Parcel 4 which contains an existing residence to remain.

7. **Vegetation Management:** Prescribed Defensible Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Maintenance will be funded by the property owner and monitored by the San Diego Rural Fire Protection District. Failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lienied against the property.
8. **Fire Behavior Computer Modeling:** Computer Fire Behavior Model not required for this project per County Fire Marshal.

Sincerely,

Robin Church January 30, 2008
Robin Church Date
Principal

 1-30-08
Sam or Gemma Shorees Date
Property Owner